



21 Abbots Mews, Selby, YO8 8RS

End Terrace Three Storey Property | Three Bedrooms | No Onward Chain | Driveway Parking | Master Bedroom With En-Suite | Ideal Family Home | Close To Town Location | Viewing Highly Recommended

- Three Storey End Terrace Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Garage and Driveway Parking
- EPC Rating - C
- En-Suite To Master Bedroom

Asking Price £230,000

Jigsaw Move are pleased to welcome to this charming three storey end terrace house located in the desirable Abbots Mews, Selby. This delightful three-storey property offers a perfect blend of comfort and modern living, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hallway that leads to a convenient ground floor WC. The heart of the home is the well-appointed kitchen diner, which has the rear door that open into the lovely rear garden, creating a seamless connection between indoor and outdoor spaces. This area is perfect for entertaining guests or enjoying family meals.

Moving to the first floor, you will find a bright and airy lounge, ideal for relaxation and entertaining guests. This floor also features the third bedroom, which can serve as a guest room, study, or playroom, depending on your needs.

Ascending to the top floor, you will discover the family bathroom and two generously sized bedrooms. The master bedroom is particularly impressive, complete with an en-suite shower room that adds a touch of luxury to your daily routine. The second bedroom is also well-proportioned, making it suitable for children or guests.

One of the standout features of this property is the integral garage, which offers secure parking and additional storage options. Furthermore, the driveway accommodates parking for a vehicle, a valuable asset in today’s busy world.

The well-maintained garden is a true highlight, featuring a lovely patio area ideal for al fresco dining and a grassy space perfect for children to play or for gardening enthusiasts to cultivate their green thumb.

The property is situated within the desirable development of Staynor Hall which is popular among families due to its close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

With no onward chain, this property is ready for you to move in and make it your own without delay. Whether you are a first-time buyer or looking to up size, this home in Abbots Mews presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after location. Don’t miss your chance to view this splendid property.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen/Diner 8'7" x 14'3" (2.61m x 4.35m)

WC 5'8" x 2'4" (1.75m x 0.73m)

FIRST FLOOR ACCOMMODATION

Landing

Lounge 12'4" x 14'3" (3.75m x 4.35m)

Bedroom Three 12'4" x 7'8" (3.77m x 2.34m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 13'5" x 8'6" (4.08m x 2.58m)

En-suite 5'5" x 5'7" (1.66m x 1.69m)

Bedroom Two 11'5" x 11'3" (3.47m x 3.42m)

Family Bathroom 6'10" x 5'7" (2.09m x 1.71m)

EXTERNAL



Garage 16'4" x 7'7" (4.98m x 2.31m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

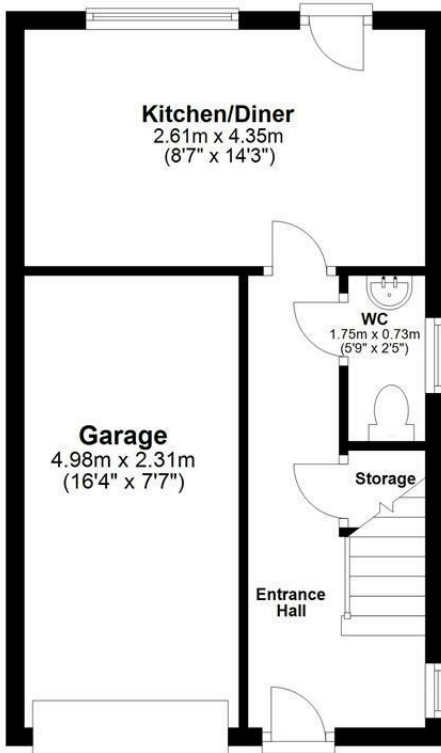
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



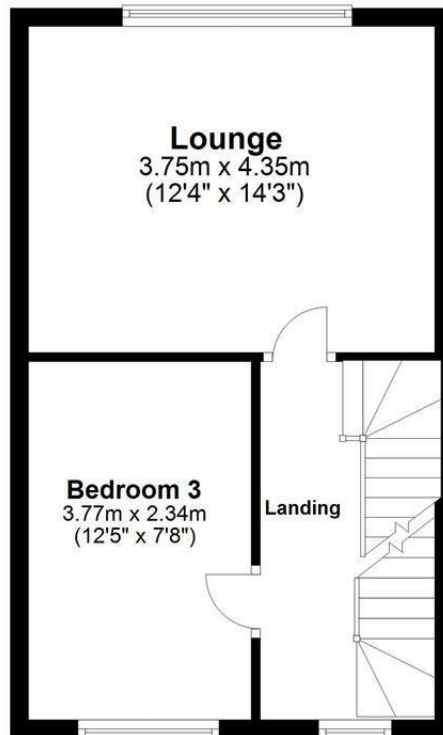
Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



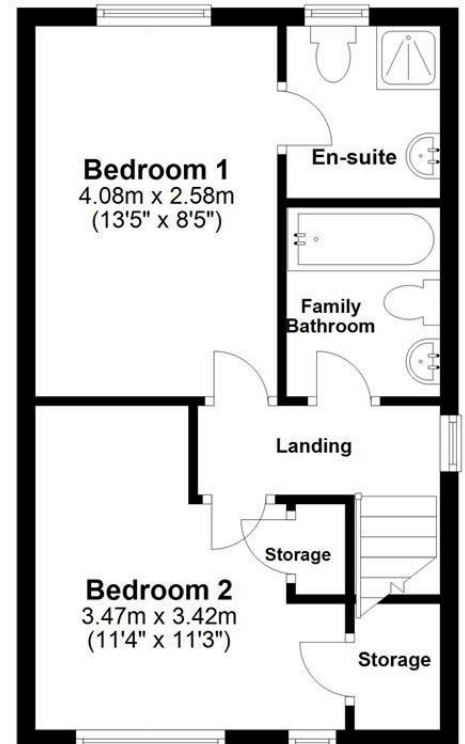
First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | 75 | 84 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Energy Efficiency Rating | |
|---|---------|--------------------------|--|
| | Current | Potential | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |



safeagent

11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

